

MEMORANDUM

October 28, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney

SUBJECT: BOARD OF APPEAL REFERRALS

Petitions Nos. Z-2288-2289  
Association for Cultural Interchange,  
Inc.  
395-397-399 Commonwealth Avenue  
Boston

Petitioner seeks two conditional use permits and a variance for a change of occupancy from an insurance office to a dormitory at #397-399 and combine with existing dormitory at #395 in an apartment (H-5-70) district. The proposal would violate the code as follows:

Commonwealth Avenue

Section 8-6. A change in an existing conditional use requires a Board of Appeal hearing.

397-399 Commonwealth Avenue

Section 8-7. A dormitory is a conditional use in an H-5 district.

Section 10-1. Parking not allowed in front yard within five feet of side lot line.

The property, located on Commonwealth Avenue near the intersection of Charlesgate East, contains two five story structures. The petitioner represents the feminine branch of Opus Dei, a charitable organization, which would provide accommodations for 80 women (students, graduates of various schools and colleges, professional women). The staff recommends approval only on the condition that real estate taxes, at the current rate, be paid to the City of Boston and that the building be subject to constant supervision. Recommend approval with provisos.

VOTED: That in connection with Petitions Nos. Z-2288-2289, brought by Association for Cultural Interchange, Inc., 395-397-399 Commonwealth Avenue, Boston, for two conditional use permits and a variance for a change of occupancy from an insurance office to a dormitory at #397-399 and combine with existing dormitory at #395 in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval only on the condition that real estate taxes, at the current rate, be paid to the City of Boston and that the building be subject to constant supervision.

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EAST

COMMONWEALTH

COMMONWEALTH

AVE.

AVE

WALL

WALL

2

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C-1

COMMONWEALTH

A hand-drawn map of a river system and surrounding landforms. The river, labeled 'RIVER' in large, bold, capital letters, flows from the bottom right towards the top left, with several loops and a small tributary on the left. To the right of the river, the word 'FENS' is written vertically. In the top right corner, there is a small square mark. The map is drawn with black ink on a light background.

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2288-89  
2288-89  
2288-89

BOSTON AND

IPSWICH

STREET

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4561

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MASS. USETTS

The diagram shows a trapezoidal room. The top edge has two vertical lines labeled "WALL". The bottom edge has one vertical line labeled "C-1". In the center of the bottom edge is a circle containing the number "20".

The map illustrates a section of Boston with the following property details:

- Properties along Commonwealth Ave. (top left):**
  - 370, 374, 378, 380, 382 A, 384 B, 386
  - 10,972, 85, 81, 67, 69
  - 10,3
  - 391
- Properties near The Somerset Hotel:**
  - 7500, 27,050
  - 7750
  - 3375, 3385
  - 390
  - 16,496, 7254
  - 409
  - 42,375
- Properties on Charlesgate (bottom right):**
  - 2009, 1935, 1935, 1958
  - 11,835, 415
  - 4558, 8/90, 9900
  - GREATER BOSTON ACADEMY
- Properties on Newbury Street (bottom right):**
  - ST.

Petition No. Z-2299  
The Philip Houghton Realty Trust  
Houghton Chemical Corporation  
52 Cambridge Street, Brighton

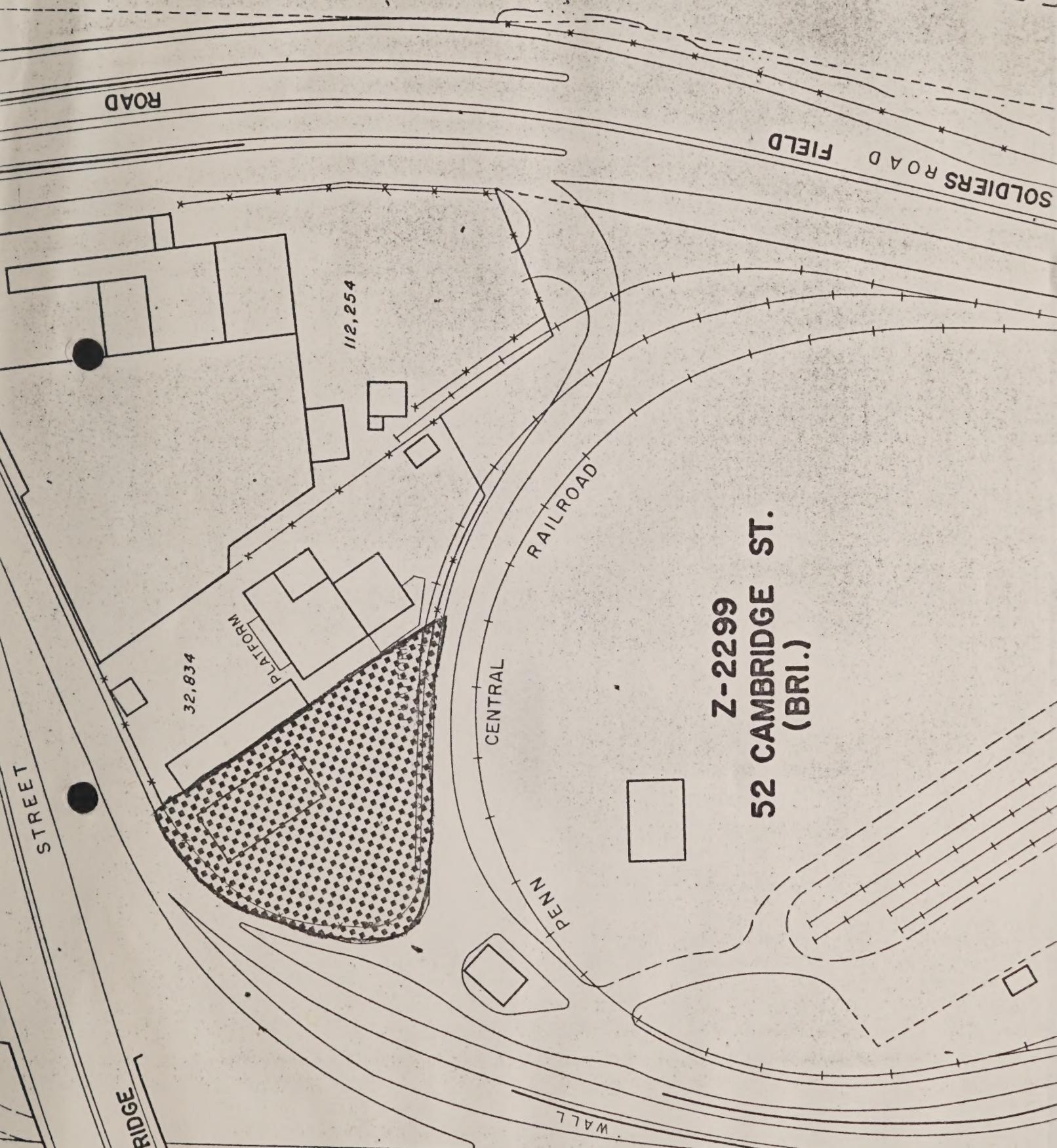
Petitioner seeks a forbidden use permit and a conditional use permit to allow the storage of more than 15,000 gallons of flammable liquids in a light manufacturing (M-1) and industrial (I-2) district. The proposal would violate the code as follows:

Section 8-7. Storage of more than 15,000 gallons of flammable liquids is forbidden in an M-1 district and conditional in an I-2 district.

The property, located on Cambridge Street bounded by Penn Central Railroad yards, Mass. Turnpike and Soldiers Field Road, contains a two story office and warehouse building in the process of completion. The first floor warehouse would be utilized for the storage of products such as anti freeze, industrial materials, automotive chemicals, solvents, plasticizers and general chemicals ranging from non flammable to moderate flammable hazard. These products will be in individual closed containers; there will be no bulk storage nor will any sealed containers be opened in the building; there will be no fumes, odors or escaping gases. The second floor of the structure will eventually house the offices of the petitioner. Recommend approval.

VOTED: That in connection with Petition No. Z-2299, brought by The Philip Houghton Realty Trust, 52 Cambridge Street, Brighton, for a forbidden use permit and a conditional use permit to allow the storage of more than 15,000 gallons of flammable liquids in a light manufacturing (M-1) and industrial (I-2) district, the Boston Redevelopment Authority recommends approval. The site is appropriate in this industrial district. There will be no fumes, odors or gases created by the use.

Z-2299  
52 CAMBRIDGE ST.  
(BRI.)



Petition No. Z-2300  
Michael Colarusso  
115 Ashley Street, East Boston

Petitioner seeks a variance to erect a two car garage in a residential (R-.8) district. The proposal would violate the code as follows:

Section 20-2. An accessory garage may not be closer than four feet to a side lot line.

The property, located on Ashley Street near the intersection of Boardman Street, contains a one family dwelling. The accessory one story two car concrete block garage will not have a significant effect on adjacent residential properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2300, brought by Michael Colarusso, 115 Ashley Street, East Boston, for a variance to erect a two car garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The accessory two car garage will not have a significant effect on adjacent residential properties.



Petition No. Z-2301  
Gibbs Tire Depot, Inc.  
5315-5335 Washington Street  
West Roxbury

Petitioner seeks a conditional use permit to erect a one story addition to a gasoline service station in a local business (L-.5) district. The proposal would violate the code as follows:

Section 8-7. A gas service station is conditional in an L-.5 district.

The property, located on Washington Street at the Dedham line, contains a gas service station. The one story metal extension would be utilized as a motor registry inspection bay. No adverse effects will be created by the proposal. Recommend approval.

VOTED: That in connection with Petition No. Z-2301, brought by Gibbs Tire Depot, Inc., 5315-5335 Washington Street, West Roxbury, for a conditional use permit to erect a one story addition to a gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. No adverse effects will be created by the extension.

Z-2301

**5315-5335 WASHINGTON ST.  
(W. R.)**



Petition No. Z-2302  
" Pipefitters Association, Inc.  
40 Enterprise Street, Dorchester

Petitioner seeks a conditional use permit to erect a one story addition to a union trade school in an industrial (I-2) district. The proposal would violate the code as follows:

Section 8-7. A trade school is conditional in an I-2 district.

The property, located on Enterprise Street near the intersection of Boston Street, contains a one story pipefitters' training school. The proposed 73 x 113 foot extension will be constructed on an existing school parking lot and will include an assembly hall, library and classroom. The staff recommends approval provided that those off street parking facilities eliminated by the extension are replaced on the site or on adjacent lots. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2302, brought by Pipefitters Association, Inc., 40 Enterprise Street, Dorchester, for a conditional use permit to erect a one story addition to a union trade school in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval provided that those off street parking facilities eliminated by the extension be replaced elsewhere on the site or on adjacent lots.

Z-2302  
40 ENTERPRISE ST.  
(DOR.)

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941

ASSACHUSSETTS

PARKING AREA

ENTERPRISE

76,380

5943

STREET

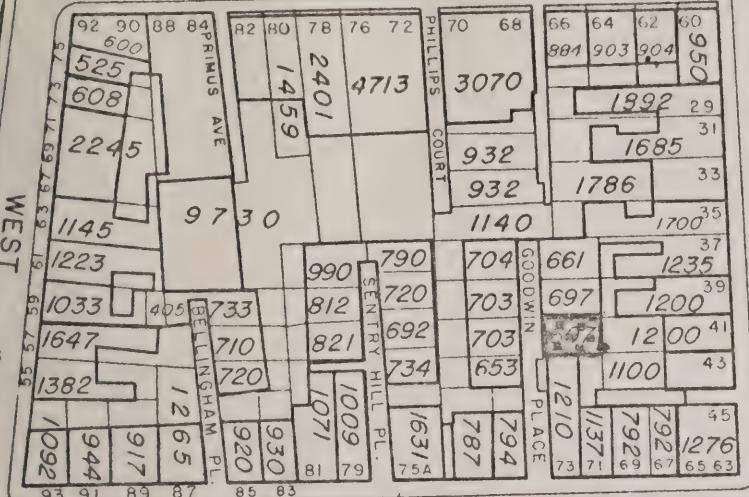
COURT

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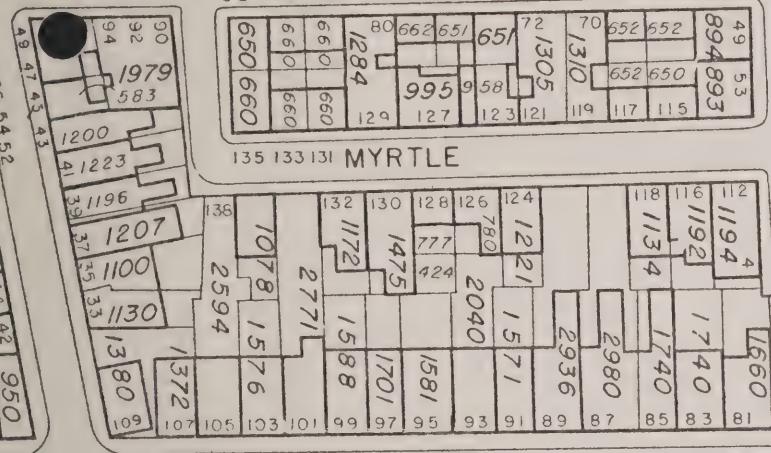
93,352

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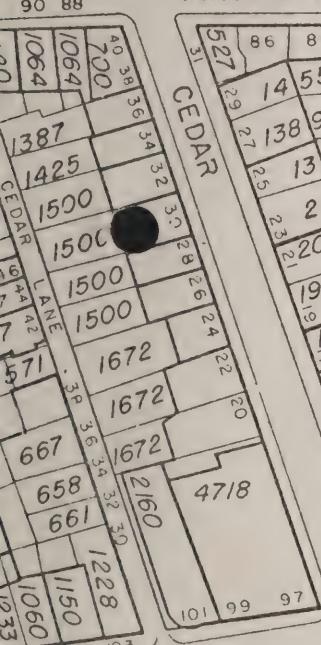
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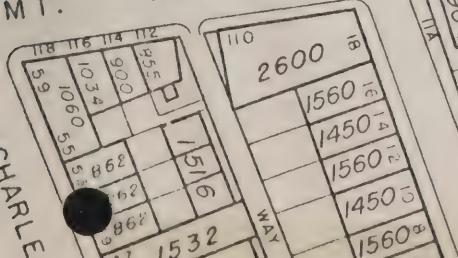
REVERE



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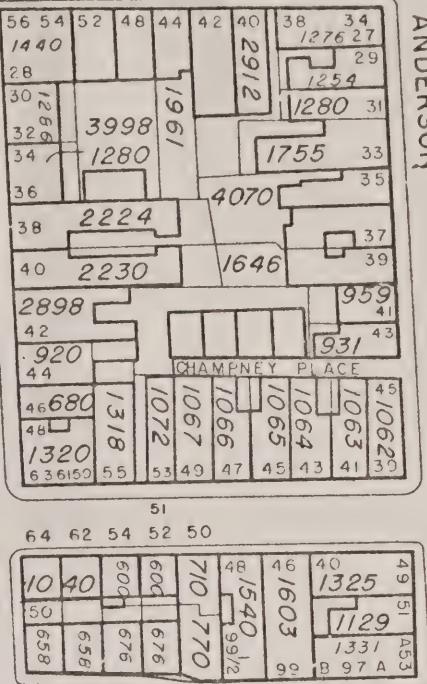
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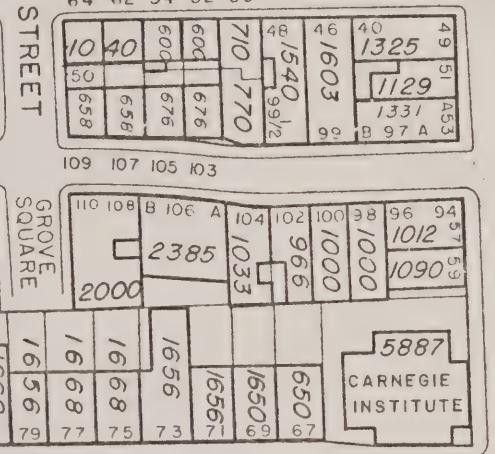
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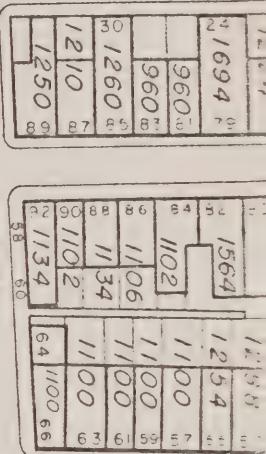
ANDERSON



GROVE



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60



ST.



89 67  
Z-2303  
GOODWIN PL



-CHARLE

Petition No. Z-2303  
1 Goodwin Place Realty Trust  
Irene D. Emerson, Trustee  
1 Goodwin Place, Beacon Hill

Petitioner seeks a conditional use permit and two variances to legalize an existing four family occupancy and erect a one story addition in an apartment (H-2-65) district. The proposal would violate the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A dwelling converted for more families and meeting one half the requirements of open space is conditional in an H-2-65 district.	
Section 15-1.	Floor area ratio is excessive	2.0      3.0
Section 17-1.	Open space is insufficient	150 sf/du      75 sf/du

The property, located on Goodwin Place near the intersection of Revere Street, contains a four story brick structure. There is no objection to the existing four family occupancy. However, it is proposed to erect a fifth story addition to the dwelling. This addition would be a drastic alteration and have a detrimental influence on an architecturally significant structure. Recommend approval of four family occupancy and denial of addition.

VOTED: That in connection with Petition No. Z-2303, brought by 1 Goodwin Place Realty Trust, Irene D. Emerson, Trustee, 1 Goodwin Place, Beacon Hill, for a conditional use permit and two variances to legalize an existing four family occupancy in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval of existing four family occupancy and denial of the fifth story addition. This addition would be a drastic and deteriorating alteration of an architecturally significant structure.

Board of Appeal Referrals 10/28/71

" Petition No. Z-2304  
Richard Willis  
35 Mount Vernon Street  
Beacon Hill

Petitioner seeks a forbidden use permit for a change of occupancy from a three family dwelling to a three family dwelling and office in an apartment (H-2-65) district. The proposal would violate the code as follows:

Section 8-7. An office is forbidden in an apartment (H-2-65) district.

The property, located on Mount Vernon Street near the intersection of Joy Street, contains a 3½ story brick dwelling. It is proposed to utilize the present first floor apartment as a law office.

The conversion is undesirable, it represents an encroachment on a residential neighborhood and will be a detriment to adjacent dwellings. Recommend denial.

VOTED: That in connection with Petition No. Z-2304, brought by Richard Willis, 35 Mount Vernon Street, Beacon Hill, for a forbidden use permit for a change of occupancy from a three family dwelling to a three family dwelling and office in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. The conversion is undesirable, it represents an encroachment on a residential neighborhood and will be a detriment to adjacent dwellings.

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An architectural floor plan showing a corner of a room. A large rectangular opening is positioned in the upper left portion of the wall. To the right of this opening, there is a smaller rectangular recessed area with vertical hatching, representing a window or a glass partition. Below the window area, a doorway is indicated by a T-shaped opening, leading to another part of the building. The word "WALL" is written diagonally across the bottom left corner of the drawing.

This architectural floor plan illustrates a room layout. A central feature is a staircase with a hatched section, flanked by two rectangular rooms. To the left of the stairs is a small square room, and to the right is a larger room with a grid pattern. The entire structure is enclosed by a dashed outer boundary. In the bottom-left corner, the word "WALL" is written diagonally.

Petitions Nos. Z-2305-07  
 Thomas R. Cantillo  
 1000-1004 Bennington Street, and  
 986 Saratoga Street, East Boston

Petitioner seeks eleven variances to subdivide land and legalize existing occupancies in a local business (L-1) district. The proposal would violate the code as follows:

<u>1000 Bennington Street (Beauty shop)</u>	<u>Req'd</u>	<u>Proposed</u>
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Section 20-1. Rear yard is insufficient	20 ft.	5 ft.
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<u>1002 Bennington Street (two family &amp; store)</u>
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Section 14-1. Lot area is insufficient	5000 sf.	1642 sf.
Section 14-3. Lot width is insufficient	50 ft.	35 ft.
Section 14-4. Street frontage is insufficient	50 ft.	35 ft.
Section 15-1. Floor area ratio is excessive	1.0	1.05
Section 20-1. Rear yard is insufficient	20 ft.	10 ft.

<u>986 Saratoga Street (two family &amp; restaurant lounge)</u>
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Section 14-1. Lot area is insufficient	5000 sf.	2336 sf.
Section 14-3. Lot width is insufficient	50 ft.	28 ft.
Section 14-4. Street frontage is insufficient	50 ft.	28 ft.
Section 15-1. Floor area ratio is excessive	1.0	1.04
Section 19-1. Side yard is insufficient	10 ft.	1 ft.

The property, located on Bennington and Saratoga Streets, contains two three story residential-commercial structures and a one story commercial structure. The uses are existing, are allowed under the code and are compatible with the surrounding neighborhood.

Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2305-2307, brought by Thomas R. Cantillo, 1000-1004 Bennington Street and 986 Saratoga Street, East Boston, for eleven variances to subdivide land and legalize existing occupancies in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The uses are existing and compatible with the surrounding neighborhood.

**Z-2305-07**  
**1000-1004 BENNINGTON ST.**  
**986 SARATOGA ST.**  
**(E. B.)**

PARKING

BENNINGTON

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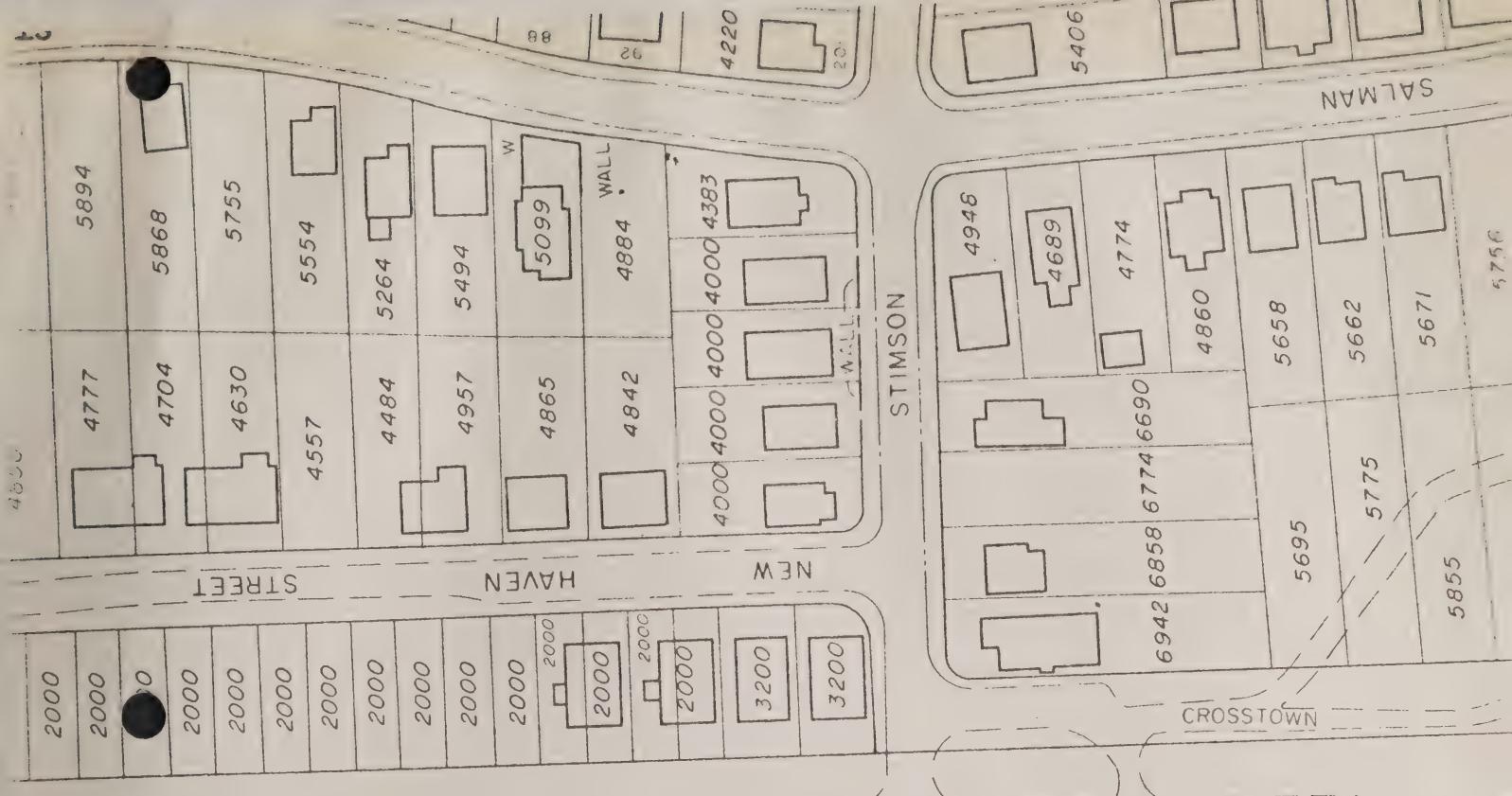
Petition No. Z-2308  
McDonald Corporation  
1640 VFW Parkway,  
West Roxbury

Petitioner seeks a conditional use permit to utilize adjacent land for a restaurant parking area in a light manufacturing (M-2) district. The proposal would violate the code as follows:

Section 8-7. An ancillary use is conditional in an M-2 district.

The property, located on VFW Parkway near the Dedham boundary line, contains approximately 16,000 square feet of vacant land. This area was previously occupied by a restaurant and is adjacent to the petitioner's restaurant and parking area for 46 cars. The proposal would provide an additional 42 parking facilities. The area is fully developed for highway oriented commercial uses. Recommend approval.

VOTED: That in connection with Petition No. Z-2308, brought by McDonald Corporation, 1640 VFW Parkway, West Roxbury, for a conditional use permit to utilize adjacent land for a restaurant parking area in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The area is fully developed for highway oriented commercial uses. The proposal would provide an additional 42 parking facilities.



Petition No, Z-2316  
Conway Realty Trust  
Alexander H. McNeil, Trustee  
3 South Fairview Street & 818 South  
Street  
Roslindale

Petitioner seeks a conditional use permit and a variance for a change of occupancy from two families and doctor's office to a six family dwelling in a residential (R-.5) district. The proposal would violate the code as follows:

Section 8-7. A dwelling converted for more families and meeting one half lot area, open space and off street parking requirements is conditional in an R-.5 district.

Section 10-1. Parking not allowed within five feet of side lot line.

The property, located at the intersection of South Fairview and South Streets, contains a 2½ story frame structure. The huge bulk of the building makes it well suitable to support the proposed density. The staff recommends that planting be provided to screen the eight off street parking facilities from the adjacent properties. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2316, brought by Conway Realty Trust, 3 South Fairview & 818 South Streets, Roslindale, for a conditional use permit and a variance for a change of occupancy from a two family dwelling and doctor's office to a six family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that planting be supplied to screen the off street parking facilities from adjacent properties. The huge bulk of the building makes it well suitable to support the proposed density.

*tabled*



Board of Appeal Referrals 10/28/71

Petition No. Z-2317  
John W. Nickotera  
255 Freeport Street, Dorchester

Petitioner seeks a forbidden use permit for a change of occupancy from a kennel and beauty salon for animals to animal hospital, kennel and beauty salon for animals in a local business (L-.5) district. The proposal would violate the code as follows:

Section 8-7. An animal hospital is forbidden in an L-.5 district.

The property, located on Freeport Street at the intersection of Park Street, contains a two story concrete structure. The proposed animal hospital will occupy the second floor of the building. The staff has no objection to the additional service provided by the facility which has existed in the neighborhood for several years. Recommend approval.

VOTED: That in connection with Petition No. Z-2317, brought by John W. Nickotera, 255 Freeport Street, Dorchester, for a forbidden use permit for a change of occupancy from a kennel and beauty salon for animals to an animal hospital kennel and beauty salon for animals in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. The inclusion of the proposed hospital will provide an additional service to the community.

Z-2317  
255 FREEPORT ST.  
(DOR.)



Petition No. Z-2318  
Koufmann Construction Co. (owner)  
A.L. Wells Oldsmobile, Inc.  
(proposed lessee)  
21 Spring Street, West Roxbury

Petitioner seeks two forbidden use permits for a change of occupancy from a supermarket to a new car automobile sales agency in a local business (L-.5) district. The proposal would violate the code as follows:

Section 8-7. The sale of automobiles and trucks in a structure is forbidden in an L-.5 district.

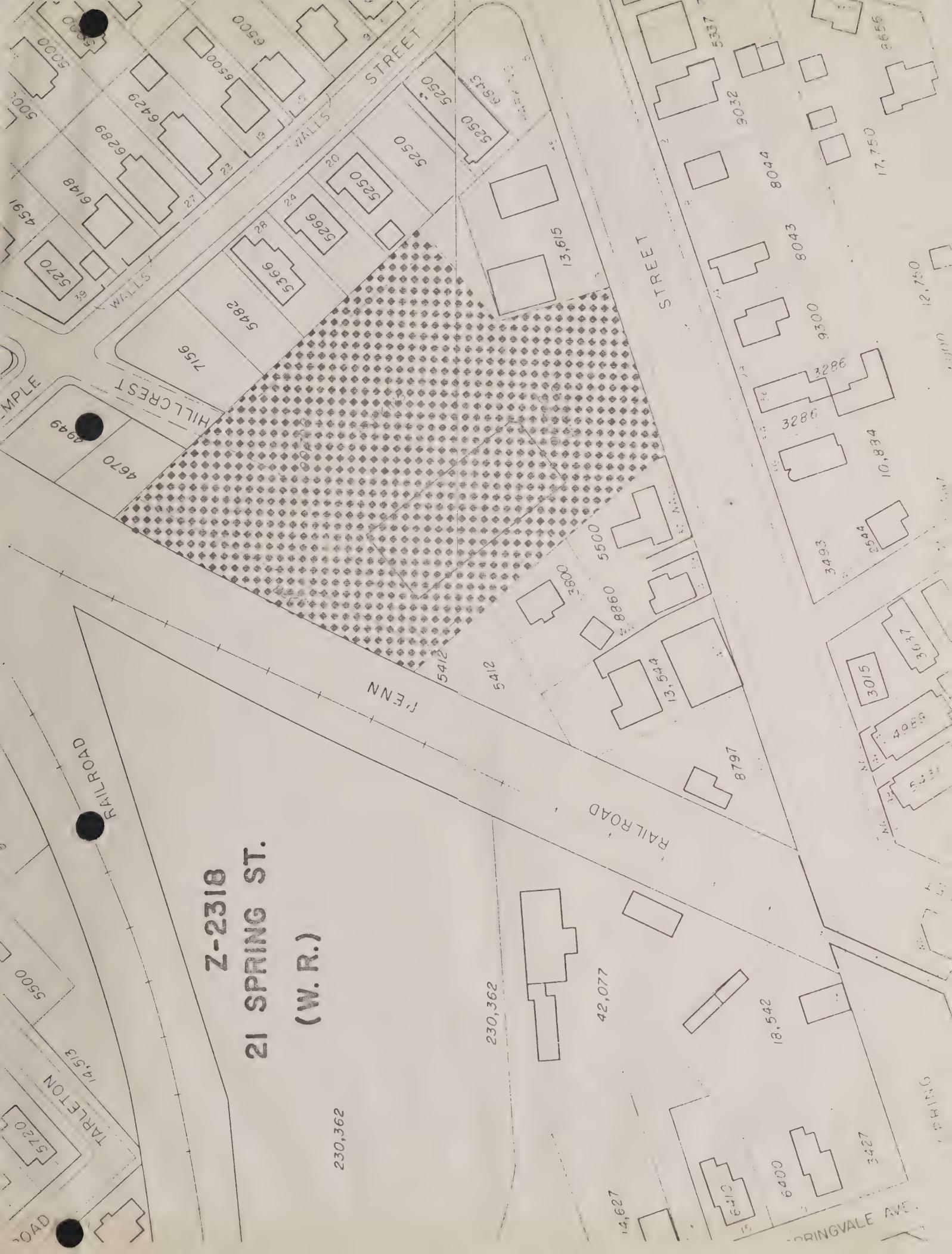
Section 8-7. Outdoor sale or display for sale of new or used motor vehicles is forbidden in an L-.5 district.

The property, located on Spring Street near the intersection of Temple Street, contains a one story vacant and boarded structure on approximately two acres of land. The auto agency is presently in operation two blocks distant from the site and has been located in the community for over 30 years. Substantial alterations will be made to enhance the appearance of the property. The conversion will restore an abandoned structure to a productive occupancy. Recommend approval.

VOTED: That in connection with Petition No. Z-2318, brought by Koufmann Construction Co. and A.L. Wells Oldsmobile, Inc., 21 Spring Street, West Roxbury, for two forbidden use permits for a change of occupancy from a supermarket to a new car automobile sales agency in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. The conversion will restore an abandoned structure to a productive occupancy. Substantial alterations will enhance the appearance of the property.

Z-2318  
21 SPRING ST.  
(W. R.)

230,362



Petition No. Z-2322  
East Boston Drug Action Council, Inc.  
408 Meridian Street, East Boston

Petitioner seeks a forbidden use permit for a change of occupancy from a day care center and custodian's apartment to a residential drug treatment center in a light manufacturing (M-1) district. The proposal would violate the code as follows:

Section 8-7. A drug treatment center is forbidden in an M-1 district.

The property, located on Meridian Street at the intersection of White Street, contains a 2½ story masonry structure. The facility is existing, operates on a 24 hour basis and provides accommodations for 25 persons. Seven off street parking facilities are supplied. The rehabilitation occupancy is a reasonable use and provides a significant service to the community. Recommend approval.

VOTED: That in connection with Petition No. Z2322, brought by East Boston Drug Action Council, Inc., 408 Meridian Street, East Boston, for a forbidden use permit for a change of occupancy from a day care center and custodian's apartment to a residential drug treatment center in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The facility is existing, is a reasonable use and provides a significant service to the community.



Z-2322  
408 MERIDIAN STREET  
(E: B)

MEMORANDUM

October 28, 1971

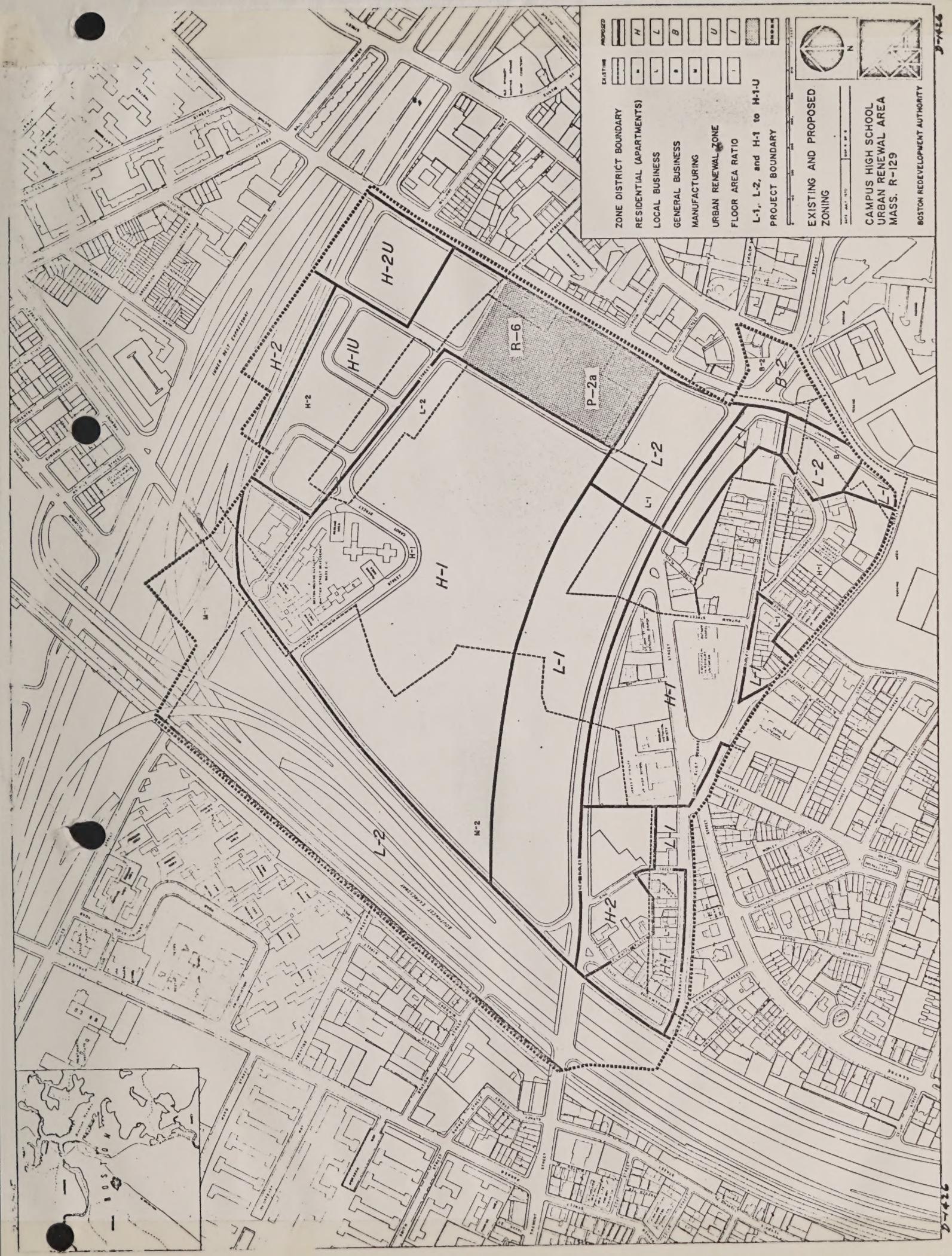
TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney  
SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A MAP AMENDMENT AND AN URBAN RENEWAL AREA DESIGNATION / PARCELS R-6 AND P-2a,  
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA PROJECT NO. MASS. NO.R-129

Disposition Parcels R-6 and P-2a of the Campus High Urban Renewal Plan each contains approximately two acres. Both occupy new blocks to be created by the Plan. They are located on the west side of Shawmut Avenue, south of Ruggles Street (see attached map).

Pursuant to the Campus High Urban Renewal Plan, the Lower Roxbury Community Development Corporation has been tentatively designated as developer of low rise housing on Disposition Parcel R-6. The Public Facilities Department of the City of Boston has executed a letter of intent to build an elementary school on Disposition Parcel P-2a.

In order to facilitate the development of these parcels, it is requested that the Authority authorize the Director to petition the Zoning Commission for a map amendment to change the zoning of these parcels from L-1 and L-2 (both local business) and an H-1 (apartment) district to a single H-1-U (apartments with a floor area ratio of one, urban renewal area) district. Such change would conform with the proposed zoning set forth in the Campus High School Urban Renewal Plan.

VOTED: That the Director is hereby authorized to petition the Zoning Commission of the City of Boston for a map amendment which would change an area of land designated by the Campus High School Urban Renewal Plan as Parcels R-6 and P-2a from L-1, L-2 and H-1 districts to a single H-1-U (Urban Renewal Area) subdistrict.



MEMORANDUM

October 28, 1971

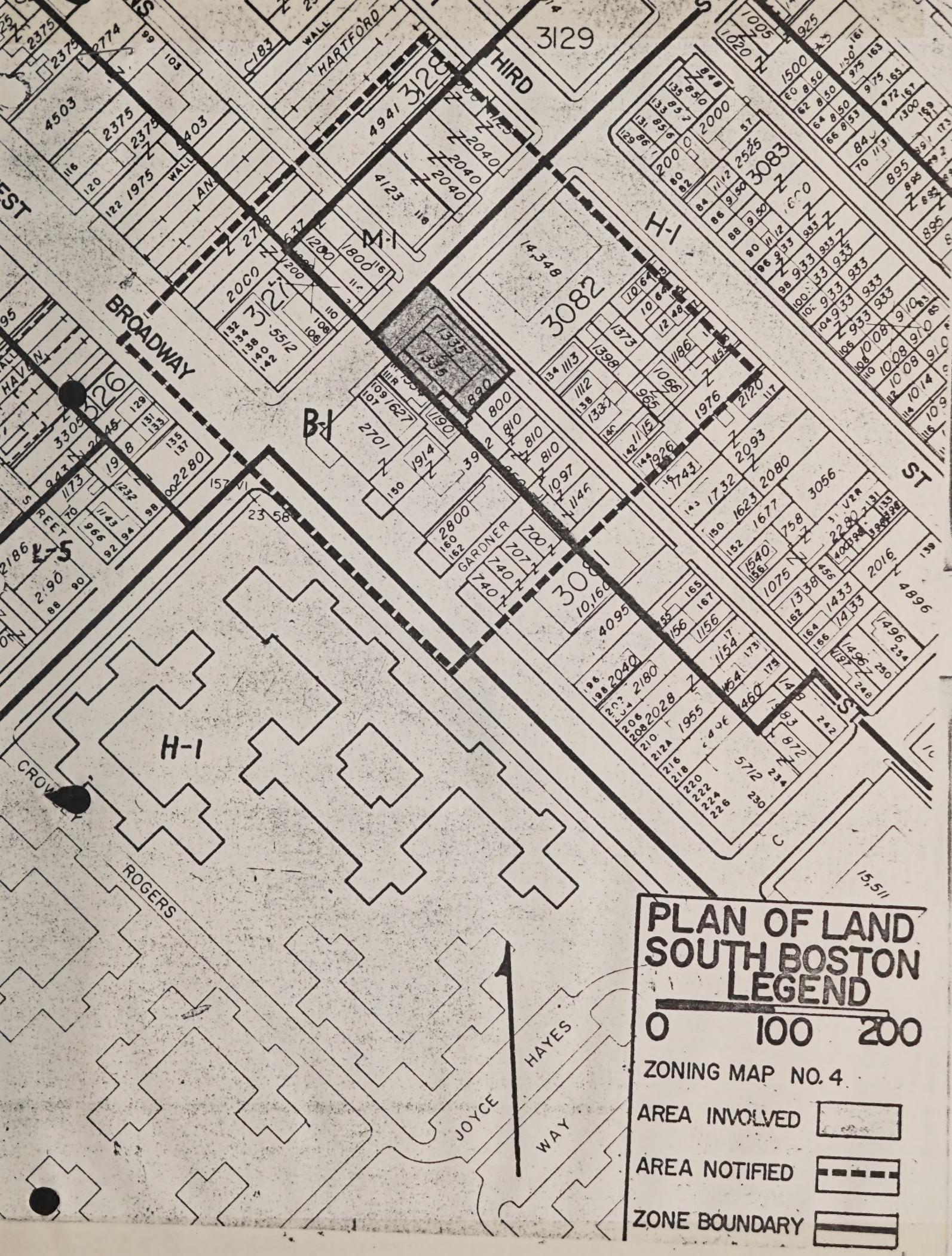
TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert T. Kenney, Director  
SUBJECT: Zoning Map Amendment Application No. 127  
Jean Parker - B & Athens Street, South Boston

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The parcel involves approximately 4,000 square feet at the Southerly corner of B and Athens Streets in South Boston. It is bordered by residential (H-1), manufacturing (M-1) and business (B-1) districts. A year ago, at the request of the present petitioner and owner, it was rezoned from an H-1 to a B-1 district. The petitioner finds his original request was in error and now seeks an M-1 (manufacturing) designation to allow him to operate a used car lot.

Since the proposed use is a conditional use in the present B district, the petitioner can seek relief through a conditional use permit. It is recommended the map change be denied.

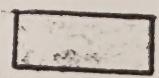
VOTED: That in regard to Map Amendment Application No. 127, by Jean Parker, to change from a B-1 to an M-1 district the parcel of land at the southerly corner of B and Athens Streets, South Boston, the Boston Redevelopment Authority recommends denial. The proposed use could be accomplished through a conditional use permit.



# **PLAN OF LAND SOUTH BOSTON LEGEND**

0 100 200

ZONING MAP NO. 4



## AREA INVOLVED



## **AREA NOTIFIED**



## ZONE BOUNDARY